



CITY OF HOLTVILLE

121 WEST FIFTH STREET

CIVIC CENTER • HOLTVILLE, CALIFORNIA 92250-1298 • (760) 356-2912

"THE CARROT CAPITAL OF THE WORLD"

RECEIVED

DEC 15 2005

DIV. OF HOUSING
POLICY DEVELOPMENT HCD

December 13, 2005

Ms. Linda Nichols, Housing Policy Manager
Department of Housing and Community Development
Division of Housing Policy Development
1800 3rd Street, Room 430
Sacramento, CA 95814

Dear Ms. Nichols:

Enclosed is the 2004-2005 Annual Housing Report for the City of Holtville. The report was formally adopted by the City Council on December 12th, 2005. Please advise if you have any questions, I can be contacted at 760-356-4685 or by email at varellano@holtville.ca.gov.

Respectfully Submitted,

Vivia Arellano
Finance Manager

Annual Progress Report¹
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation (the "Progress Report"). Only charter cities are exempt from the requirement to prepare Progress Reports, pursuant to Government Code Section 65700. However, a charter city may have elected to include the annual progress report as one of its goals and objectives in their most recent element. A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

Jurisdiction: **City of Holtville**

Address: 121 W. 5th Street
Holtville, CA 92250

Contact: Vivia Arellano

Phone: 760-356-2912

Report Period: July 1, 2004 to June 30, 2005

A. Progress in meeting Regional Housing Need.

2000 RHNA – New Construction Need

Income Group	RHNA	New Construction Units Permitted During Reporting Period	Remaining New Construction Needed
Very Low	28	31	0
Low	21	120	0
Moderate	18	12	6
Above Moderate	37	3	34
TOTAL	104	165	40

¹ Suitable for submission for Workforce Housing Program and to meet HCD Annual Report Requirements

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives.

Housing Programs

PROGRAM	TIMING	STATUS
Assist approximately 25 households (15 low and 10 very low income) using CDBG and HOME funds to provide rehabilitation assistance. Annually review funding needs and progress in expending CDBG and HOME funds. Apply to the State for additional funding through HCD's annual funding cycle.	By the end of 2005.	There are 23 families on a waiting list for Owner-Occupied Housing Rehabilitation assistance. Most recently 3 of those families have been placed in newer mobile homes to alleviate health hazards and overcrowding conditions. Another 6 families are scheduled for mobile-home replacement in December 2005.
Study the feasibility of establishing a Mobile Home Park Assistance Loan Program. Make a decision regarding implementation of the program for park owners.	By the end of 2005.	None at this time.
Study the feasibility of establishing a Mobile Home Tenant Assistance Grant or Loan Program. Make a decision regarding implementation of the program.	By the end of 2005.	None at this time.
IVHA will conserve the 31 existing rental subsidies through the Section 8 Rental Assistance Program; the City will support the IVHA's efforts in pursuing additional allocation of Section 8 funds.	Through the end of 2005.	None at this time.
Assist the IVHA in conserving 42 affordable housing units at-risk of converting from affordable to market rate housing. Monitor the units at risk, provide tenant education, and work with potential priority purchasers.	Through 2005	None at this time.

PROGRAM	TIMING	STATUS
Provide weatherization services through Campesinos Unidos, Inc. (a local non-profit organization) to 50 eligible households annually. Advertise the weatherization program in Housing Rehabilitation brochures, and conduct outreach through public meetings and door-to-door contact as part of its overall Housing Rehabilitation Program.	Annually	Three Citizen Participation meetings were conducted in fiscal year 2004-2005 to give the public an overview of the services available.
Using the Land Use Element of the General Plan, continue to designate adequate residential sites at appropriate densities to fulfill the City's regional housing need of 104 housing units.	By the end of 2005.	None at this time.
Modify the Zoning Ordinance to permit by right transitional housing and emergency shelters for six or fewer persons in residential zones and conditionally permit facilities for more than six persons in the C-2 zone.	By the end of 2000.	None at this time.
Study the feasibility of establishing a First-Time Homebuyer Program. Make a decision regarding implementation of the program.	By the end of 2001.	The City has First-Time Homebuyer funds available and distributed \$39,989 to three first-time homebuyers in fiscal year 2004-2005.
Adopt a density bonus ordinance in accordance with State law. Redevelopment Agency may expend set-aside funds to provide subsidized development fees and on- and off-site infrastructure improvements to assist in the development of affordable housing.	By the end of 2000.	None at this time.

PROGRAM	TIMING	STATUS
Continue to provide affordable homeownership opportunities through allowances for self-help housing development. Work with non-profit organizations to assist in the development of self-help housing by allowing flexibility in zoning and design standards, and by subsidizing development fees. Network with surrounding communities to discuss incentives and assistance that may be offered to Campesinos Unidos in order to encourage the organization to re-establish its Self-Help Program in the County. Once qualified non-profit developers are identified, the City will support and assist in the applications for funding.	In 2001	Campesinos Unidos has begun construction on an 18 unit "self-help" housing development. The city contributed over \$40,000 to assist in the under grounding of the Ninth Street canal.
Facilitate the development of ten rental units by providing fee subsidies, technical assistance, and flexible design standards using the FmHA Section 515 Program.	By the end of 2005	None at this time.
Facilitate the development of four owner units by providing fee subsidies, technical assistance, and flexible design standards through the FmHA Section 502 Program.	By the end of 2005.	None at this time.
Pursue additional funding sources on an annual basis.	Annually, from 2000 to 2005.	The City was awarded \$600,000 in HOME funds for Owner-Occupied Housing Rehabilitation activities in 2005. Projects are in the process of being approved. December 2005.
Coordinate with prospective developers to pursue tax credits to fund the construction of 10 multifamily rental units.	By 2005	The City contributed \$200,000 to the Chelsea Investment Corporation in way of a low-interest loan to assist with the construction costs of the 81-unit Senior Garden Apartments; 31 units are affordable and 50 are market rate.

PROGRAM	TIMING	STATUS
Fair Housing: Continue to refer housing complaints to CRLA and HUD. Assist in program outreach through placement of brochures in public places.	Ongoing	Information is made available at City Hall, through City newsletters and on the City's website.

C. Progress toward mitigating constraints identified in the housing element.

1. Land Costs:

The City is in the process of annexing 420 acres on the northern and western side of the sphere of influence and included in the sphere of influence. Much of this land is zoned neighborhood commercial with a small portion that is zoned industrial. Approximately 60 acres are planned for new residential development. The rest of the area is made up of existing residential units.

The City does not have funds available to purchase additional land at this time, but will continue to study the possibility.

2. Construction Costs:

Currently single-family homes are being built for approximately \$190 per square foot. One of the ways the City can assist in lowering these costs is to seek grant funding through the HOME Program and partner up with the home developers to defray extra costs associated with development, for example land acquisition and infrastructure improvements. Consequently the sale prices would be much lower than anticipated.

The City would also like to apply for grant funds through the HOME program to rehabilitate dilapidated mobile-home parks and divide the lots so that each resident can privately own the property.

3. Financing:

The City has funds available to assist in the development of affordability housing projects. The Redevelopment agency has implemented goals to fulfill housing needs through the Housing-Set-A-Side fund, Community Development Block Grant funds are also available for Owner-Occupied Housing Rehabilitation needs, and HOME funds have recently been awarded to the City to assist in Housing Rehabilitation Projects as well.

The City also has First Time Homebuyer monies available to assist families in the purchase of new or used homes within the City of Holtville.

4. Profit, Marketing and Overhead:

In order to reduce costs associated with contracting out for services, City Staff has played a role in the implementation and administration of housing and economic development related projects. This allows the City to conserve as much money as possible to provide funding for various projects/programs such as the Senior Assistance

Program which provides a 20 percent water and waste-water user fee discount to low-income citizens over the age of 62.

5. Land Use Controls:

The City of Holtville's land use controls do not limit different types of residential development. On the contrary, the City encourages developers to provide housing for all income levels.

The Planning Commission has approved various projects related to the development of a second unit on residentially zoned land. The City has a second unit ordinance in place.

6. Fees and Improvements:

The City of Holtville's planning/development fee schedule is generally lower than any other City in the Imperial Valley. This enables developers to set reasonable sale prices when marketing housing projects.

7. Building and Zoning Codes:

The City of Holtville has implemented standard details and specifications to provide guidelines for the construction of street, sanitary sewer, domestic water and storm-water infrastructure within the City. The standard details and specifications are intended to address the basic infrastructure requirements of housing developments. It is the intent of the City to provide quality housing for residents of any income level. Although provisions are in place, the requirements are not considered constraints to development.

8. Local Processing and Permit Procedures:

The City is on the verge of growth, but there are currently no tentative map applications. Local processing of the applications is handled by the City's engineer, the Holt Group and by the Public Works Department. The City allows for phasing development to assure productive sales of affordable homes.

9. Infrastructure and Environmental Constraints

The City recognizes that the costs of providing adequate infrastructure should be the responsibility of the developers. In the event that additional financing is needed to provide for reasonable home prices, the City has a Community Facilities District policy in place. The CFD Policy allows for major public improvements/construction of infrastructure, parks, lighting, and maintenance of facilities to be financed in accordance with the provisions of the Mello-Roos Community Facilities Act of 1982.



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December 27, 2005

Ms. Cathy Creswell

Department of Housing and Community Development
Division of Housing Policy Development
1800 3rd Street, Room 430
Sacramento, CA 95814

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DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Re: The City of Holtville Housing Element Annual Progress Report

Dear Ms. Creswell,

Enclosed, please find the Housing Element Annual Progress Report for Holtville, CA. On December 12, 2005 the City Council reviewed and authorized submission of the attached Report. We appreciate your acceptance of this Report and look forward to working with you in the future.

Cordially,

LAURA FISCHER,
HOLTVILLE CITY MANAGER

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